101.0	0005	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,400 / 696,400
					USE VALUE:	696,400 / 696,400
					ASSESSED:	696,400 / 696,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
370		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIANCHI DOROTHEA/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	45 VOSE HILL RD
Street 2:	
Twn/City:	WESTFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01886 Type:

PREVIOUS OWNER

Owner 1:	BIANCHI DOROTHEA -
Owner 2:	-
Street 1:	370 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1958 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	266,300		430,100	696,400
Total Card	0.149	266,300		430,100	696,400
Total Parcel	0.149	266,300		430,100	696,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.74 | /Parcel: 355.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 65397

GIS Ref

GIS Ref

Insp Date 10/04/18

!8116!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,400	0	6,480.	430,100	696,500	696,500	Year End Roll	12/18/2019
2019	101	FV	238,400	0	6,480.	430,100	668,500	668,500	Year End Roll	1/3/2019
2018	101	FV	238,400	0	6,480.	368,600	607,000	607,000	Year End Roll	12/20/2017
2017	101	FV	238,400	0	6,480.	344,100	582,500	582,500	Year End Roll	1/3/2017
2016	101	FV	238,400	0	6,480.	294,900	533,300	533,300	Year End	1/4/2016
2015	101	FV	216,800	0	6,480.	264,200	481,000	481,000	Year End Roll	12/11/2014
2014	101	FV	216,800	0	6,480.	244,500	461,300	461,300	Year End Roll	12/16/2013
2013	101	FV	216,800	0	6,480.	233,200	450,000	450,000		12/13/2012

PRINT

Date	Time
12/10/20	22:42:07

LAST REV

Date	Time
11/30/20	15:41:12

jorourke

8116

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIANCHI DOROTHE	1422-67		8/28/2012	Convenience	1	No	No		
	747-21		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	65397
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2014	1468	New Wind	10,000					Replace windows. N

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
4/11/2000	Inspected	263	PATRIOT
10/25/1999	Measured	256	PATRIOT
9/11/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	70.	0.95	4									430,081						430,100	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,081 | Spl Credit | Total: 430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	102500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361882
Depreciation:	95537
Depreciated Total:	266345

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

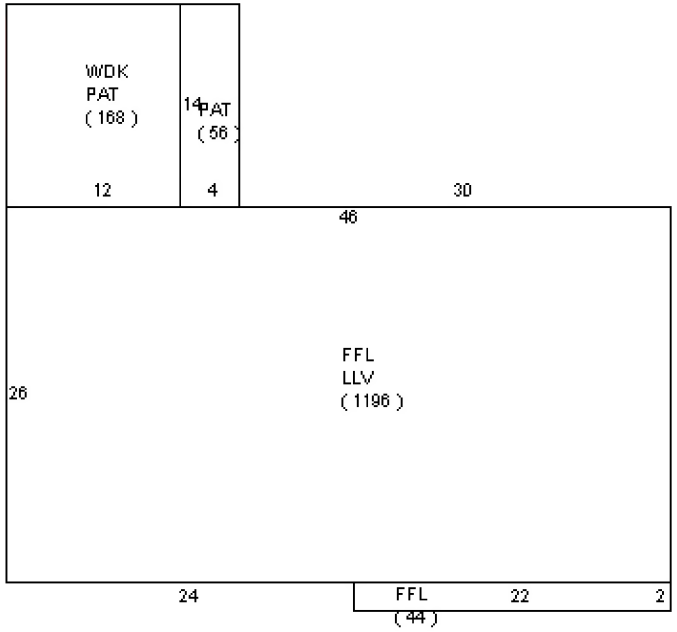
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	94.17
Final Total:	266300	Val/Su SzAd	214.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,240	126.970	157,440
LLV	Lower Level	1,196	82.850	99,084
PAT	Patio	224	3.880	870
WDK	Deck	168	11.830	1,988

Net Sketched Area:	2,828			Total:	259,382
Size Ad	1240	Gross Are	2828	FinArea	1958

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	